



Staff Report
Application # H – 37556
Applicant: Evelyn, Keith & Phyllis Garbutt
Agent: R G Holtby
Location: SE of Salmon Arm

DATE RECEIVED: July 13, 2007

DATE PREPARED: August 15, 2007

TO: Chair and Commissioners – Okanagan Panel

FROM: Brandy Ridout, Land Use Planner

PROPOSAL: To subdivide an 8 ha lot from the 24 ha subject property under the *Homesite Severance Policy*.

This application is made pursuant to section 21(2) of the *Agricultural Land Commission Act*.

BACKGROUND INFORMATION:

Evelyn Garbutt appears to qualify for consideration under the *Policy* in that the property was in her husband's name since the 1940's and she has lived on the property since before 1972.

The applicant's agent suggests that *Policy* is flawed, in that it is more agricultural beneficial to subdivide a large ALR into two parcels, both capable of being farmed, than to subdivide a small residential lot in the midst of large productive farm parcels.

Local Government:

City of Salmon Arm

Legal Description of Property:

PID: 013-672-835

SW 1/4, Section 5 which lies to the E of Plan 1522, Township 20, Range 10, W6M, Kamloops Division of Yale District, said to contain 60 acres more or less

Purchase Date:

1947-01-01

Location of Property:

6331 - 50 Avenue, SW, Salmon Arm

Size of Property:

24 ha (The entire property is in the ALR).

BACKGROUND INFORMATION (continued):

Present use of the Property:

Residence, park unit, outbuildings

Surrounding Land Uses:

WEST: Farm Land in the ALR
SOUTH: Farm Land in the ALR
EAST: Farm Land in the ALR
NORTH: Farm Land in the ALR

Agricultural Capability:

Data Source: Agricultural Capability Map # 82L/11
The majority of the property is identified as having prime dominant ratings.

Official Community Plan and Designation:

City of Salmon Arm OCP Bylaw No. 3000 Designation: Salmon Valley Agricultural

Zoning Bylaw and Designation:

City of Salmon Arm Zoning Bylaw No. 2000 Designation: Zoned A-1 (Agriculture)
Minimum Lot Size 8 ha

LOCAL GOVERNMENT RECOMMENDATIONS/COMMENTS:

City of Salmon Arm Council: Forwarded the application with a recommendation of support.

STAFF COMMENTS:

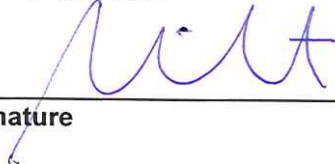
- In some Homesite Severance applications the Commission has favored subdivision into large lots instead of subdividing a small lot. Such a decision depends upon the prevailing parcel size, soil capability, cropping options and the likelihood of agricultural development on the each of the parcels. In this situation the agricultural remnant (at 16 ha) is in the median range of parcels sizes in the area. In contrast, the 8 ha homesite parcel is somewhat smaller than typical. However, 8 ha is large enough to be used for an intensive stand alone farm or in conjunction other farm operations.
- The purpose of the application is to provide the applicants with separation of ownership, each on their own title (i.e. subdivision for a relative). It is possible that an 8 ha/16 ha split provides a more equitable division than a more typical 1 ha/23 ha division as per the provisions of *Homesite Severance Policy*.

ATTACHMENTS:

- 1:20,000 scale ALR map
- Air photo
- Applicant's sketch plan
- Agents June 6, 2007 report

END OF REPORT

Signature



Date

Oct 29 07